

144.0

0004

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
772,500 / 772,500

USE VALUE:

772,500 / 772,500

ASSESSED:

772,500 / 772,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORLOVSKY ALEXEY V
Owner 2:	ORLOVSKY PATRICIA T
Owner 3:	

Street 1: 62 IROQUOIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ORLOVSKY ALEXEY V--ETAL -

Owner 2: ORLOVSKY PATRICIA T -

Street 1: 62 IROQUOIS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,318 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1654 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6318		Sq. Ft.	Site		0	80.	0.96	9									487,633						487,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								94132
								GIS Ref
								GIS Ref
								Insp Date
								04/11/18
								04/11/18

PREVIOUS ASSESSMENT								Parcel ID	144.0-0004-0011.0		Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	279,400	5600	6,318.	487,600	772,600	772,600	Year End Roll		12/18/2019
2019	101	FV	222,400	5800	6,318.	457,200	685,400	685,400	Year End Roll		1/3/2019
2018	101	FV	219,400	5800	6,318.	377,900	603,100	603,100	Year End Roll		12/20/2017
2017	101	FV	219,400	5800	6,318.	347,400	572,600	572,600	Year End Roll		1/3/2017
2016	101	FV	219,400	5800	6,318.	317,000	542,200	542,200	Year End		1/4/2016
2015	101	FV	207,300	6000	6,318.	310,900	524,200	524,200	Year End Roll		12/11/2014
2014	101	FV	207,300	6000	6,318.	288,900	502,200	502,200	Year End Roll		12/16/2013
2013	101	FV	207,300	6000	6,318.	274,900	488,200	488,200			12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ORLOVSKY ALEXEY	71506-452	1	8/21/2018	Convenience			1	No	No						
BABINEAU JOHN E	24222-94		1/31/1994			225,000	No	No	Y						

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/2/2018	1442	New Wind	8,200	C					4/11/2018	Inspected	BS	Barbara S			
3/29/2016	335	New Wind	2,907	C					2/19/2018	MEAS&NOTICE	HS	Hanne S			
10/3/2014	1307	Porch	5,800						2/2/2009	Measured	372	PATRIOT			
									4/10/2000	Inspected	263	PATRIOT			
									11/30/1999	Mailer Sent					
									11/23/1999	Measured	256	PATRIOT			
									1/1/1982		CS				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																												
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	NO HEAT UAT.																																																																																																																																
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																																																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																																																		
Foundation:	1 - Concrete			A 3QBth:		Rating:																																																																																																																																		
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																																																																																																																																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																																		
Sec Wall:		%		OthrFix:		Rating:																																																																																																																																		
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																																																																	
Color:	YELLOW			A Kits:		Rating:																																																																																																																																		
View / Desir:				Fpl:	1	Rating:	Average																																																																																																																																	
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																																																		
Grade: C - Average				CONDOS INFORMATION																																																																																																																																				
Year Blt:	1926	Eff Yr Blt:		Location:																																																																																																																																				
Alt LUC:		Alt %:		Total Units:																																																																																																																																				
Jurisdct:		Fact:	.	Floor:																																																																																																																																				
Const Mod:				% Own:																																																																																																																																				
Lump Sum Adj:				Name:																																																																																																																																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																												
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																																																											
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	7	3																																																																																																																												
Sec Int Wall:		%		Economic:				Additions:																																																																																																																																
Partition:	T - Typical			Special:				Kitchen:																																																																																																																																
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																																																																
Sec Floors:		%		Total:	31	%		Plumbing:																																																																																																																																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																																
Subfloor:				Basic \$ / SQ:	130.00			Heating:																																																																																																																																
Bsmnt Gar:				Size Adj.:	1.31539917			General:																																																																																																																																
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES				SUB AREA																																																																																																																												
Insulation:	2 - Typical			Adj \$ / SQ:	169.275			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																												
Int vs Ext:	S			Other Features:	75000																																																																																																																																			
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																																																			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																																																																																																																																			
# Heat Sys:	1			NBHD Mod:																																																																																																																																				
% Heated:	100	% AC:		LUC Factor:	1.00																																																																																																																																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	404759																																																																																																																																			
% Com Wall:		% Sprinkled:		Depreciation:	125475																																																																																																																																			
				Depreciated Total:	279284																																																																																																																																			
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																																																																																																																																
Make:																																																																																																																																								
Model:																																																																																																																																								
Serial #:																																																																																																																																								
Year:																																																																																																																																								
Color:																																																																																																																																								
SPEC FEATURES/YARD ITEMS																																																																																																																																								
PARCEL ID 144.0-0004-0011.0																																																																																																																																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																							
22	Wood Deck	D	Y	1	6X8	A	AV	1970	16.00	T	39.2	101			500		500																																																																																																																							
12	Pool-Gunite	D	Y	1	12X22	A	AV	1980	28.14	T	31.2	101			5,100		5,100																																																																																																																							
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101																																																																																																																												
More: N				Total Yard Items:				5,600	Total Special Features:						Total:	5,600																																																																																																																								
SKETCH																																																																																																																																								
RESIDENTIAL GRID																																																																																																																																								
<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> </table>																1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower																																																																																																						
1st Res Grid	Desc: Line 1	# Units: 1																																																																																																																																						
Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																																							
Other																																																																																																																																								
Upper																																																																																																																																								
Lvl 2																																																																																																																																								
Lvl 1																																																																																																																																								
Lower																																																																																																																																								
REMODELING																																																																																																																																								
<table border="1"> <tr> <td>Exterior:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>7</td> <td>3</td> <td></td> </tr> </table>																Exterior:				Interior:				1	7	3																																																																																																														
Exterior:																																																																																																																																								
Interior:																																																																																																																																								
1	7	3																																																																																																																																						
RES BREAKDOWN																																																																																																																																								
<table border="1"> <tr> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>1</td> <td>7</td> <td>3</td> <td></td> </tr> </table>																No Unit	RMS	BRS	FL	1	7	3																																																																																																																		
No Unit	RMS	BRS	FL																																																																																																																																					
1	7	3																																																																																																																																						
SUB AREA																																																																																																																																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>SFL</td> <td>Second Floor</td> <td>845</td> <td>169.270</td> <td>143,037</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td>50</td> <td>A</td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>733</td> <td>50.780</td> <td>37,224</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>733</td> <td>169.270</td> <td>124,079</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAT</td> <td>Patio</td> <td>252</td> <td>3.700</td> <td>932</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GAR</td> <td>Garage</td> <td>240</td> <td>25.160</td> <td>6,038</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>151</td> <td>93.100</td> <td>14,082</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>133</td> <td>13.380</td> <td>1,780</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>Enclos Porch</td> <td>36</td> <td>71.870</td> <td>2,587</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,123</td> <td>Total:</td> <td>329,759</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1578</td> <td>Gross Are</td> <td>3577</td> <td>FinArea</td> <td>1654</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	SFL	Second Floor	845	169.270	143,037	UAT	100	FLA	50	A		BMT	Basement	733	50.780	37,224							FFL	First Floor	733	169.270	124,079							PAT	Patio	252	3.700	932							GAR	Garage	240	25.160	6,038							UAT	Upper Attic	151	93.100	14,082							WDK	Deck	133	13.380	1,780							EFP	Enclos Porch	36	71.870	2,587							Net Sketched Area: 3,123				Total:	329,759						Size Ad	1578	Gross Are	3577	FinArea	1654					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																														
SFL	Second Floor	845	169.270	143,037	UAT	100	FLA	50	A																																																																																																																															
BMT	Basement	733	50.780	37,224																																																																																																																																				
FFL	First Floor	733	169.270	124,079																																																																																																																																				
PAT	Patio	252	3.700	932																																																																																																																																				
GAR	Garage	240	25.160	6,038																																																																																																																																				
UAT	Upper Attic	151	93.100	14,082																																																																																																																																				
WDK	Deck	133	13.380	1,780																																																																																																																																				
EFP	Enclos Porch	36	71.870	2,587																																																																																																																																				
Net Sketched Area: 3,123				Total:	329,759																																																																																																																																			
Size Ad	1578	Gross Are	3577	FinArea	1654																																																																																																																																			
SUB AREA DETAIL																																																																																																																																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>SFL</td> <td>Second Floor</td> <td>845</td> <td>169.270</td> <td>143,037</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td>50</td> <td>A</td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>733</td> <td>50.780</td> <td>37,224</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>733</td> <td>169.270</td> <td>124,079</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAT</td> <td>Patio</td> <td>252</td> <td>3.700</td> <td>932</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GAR</td> <td>Garage</td> <td>240</td> <td>25.160</td> <td>6,038</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>151</td> <td>93.100</td> <td>14,082</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>133</td> <td>13.380</td> <td>1,780</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>Enclos Porch</td> <td>36</td> <td>71.870</td> <td>2,587</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,123</td> <td>Total:</td> <td>329,759</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1578</td> <td>Gross Are</td> <td>3577</td> <td>FinArea</td> <td>1654</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	SFL	Second Floor	845	169.270	143,037	UAT	100	FLA	50	A		BMT	Basement	733	50.780	37,224							FFL	First Floor	733	169.270	124,079							PAT	Patio	252	3.700	932							GAR	Garage	240	25.160	6,038							UAT	Upper Attic	151	93.100	14,082							WDK	Deck	133	13.380	1,780							EFP	Enclos Porch	36	71.870	2,587							Net Sketched Area: 3,123				Total:	329,759						Size Ad	1578	Gross Are	3577	FinArea	1654					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																														
SFL	Second Floor	845	169.270	143,037	UAT	100	FLA	50	A																																																																																																																															
BMT	Basement	733	50.780	37,224																																																																																																																																				
FFL	First Floor	733	169.270	124,079																																																																																																																																				
PAT	Patio	252	3.700	932																																																																																																																																				
GAR	Garage	240	25.160	6,038																																																																																																																																				
UAT	Upper Attic	151	93.100	14,082																																																																																																																																				
WDK	Deck	133	13.380	1,780																																																																																																																																				
EFP	Enclos Porch	36	71.870	2,587																																																																																																																																				
Net Sketched Area: 3,123				Total:	329,759																																																																																																																																			
Size Ad	1578	Gross Are	3577	FinArea	1654																																																																																																																																			
IMAGE																																																																																																																																								
AssessPro Patriot Properties, Inc																																																																																																																																								